

PATENT

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ABSTRACT OF THE DISCLOSURE

A new and improved process for the development of real estate comprising the steps of separating private easements for the provision of common services in a developed community from the dedicated public right-of-way; establishing decision making authority regarding control over these private easements in a single privately owned entity to identify and contract with various service providers; precluding access to these privately owned easements by governmental franchisees for providing the common services; and providing the common services to the developed community from a single source which obtains the particular services from one or more other service providers, in order to reduce the number of service media and points of access required for the services.